



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/14/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 1715 WEST AVALON CIRCLE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 1715 WEST AVALON CIRCLE
Location: WEST ASHLEY
TMS#: 3521300116
Acres: 0.48
Lots (for subdiv): 4
Units (multi-fam./Concept Plans):
Zoning: STR

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000042
City Project ID Name: TRC-SUB2017-000042
Submittal Review #: 1ST REVIEW
Board Approval Required:
Owner: MELINDA S. ALBRIGHT
Applicant:
Contact: JUSTIN ALBRIGHT

803-466-5787

jda@rarecharleston.com

Misc notes: Preliminary subdivision plat to create 4 lots.

RESULTS: No show by the applicant; Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 GREENWAY PRESERVE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: MUTUAL DRIVE
Location: WEST ASHLEY
TMS#: 3100600106
Acres: 5.22
Lots (for subdiv): 18
Units (multi-fam./Concept Plans):
Zoning: SR-6

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000043
City Project ID Name: TRC-SUB2017-000043
Submittal Review #: 1ST REVIEW
Board Approval Required: PC
Owner: CATALYST BUILDERS, INC.
Applicant: HLA, INC.
Contact: ANDREW TODD-BURKE

843-763-1166

atoddburke@hlainc.com

Misc notes: Preliminary subdivision plat for an 18 lot subdivision.

RESULTS: Revise and resubmit to TRC.

3 CHILDREN'S MUSEUM OF THE LOWCOUNTRY

SITE PLAN

Project Classification: SITE PLAN
Address: 23 ANN STREET
Location: PENINSULA
TMS#: 4601602010
Acres: 2.33
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000033
City Project ID Name: TRC-SP2017-000033
Submittal Review #: PRE-APP
Board Approval Required: BAR
Owner: CML
Applicant: ADC ENGINEERING, INC.
Contact: CHRIS COOK

843-566-0161


chrisc@adcengineering.com

Misc notes: Construction plans for a renovation and addition to the existing museum and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, SDSN Submittal Checklist & DHEC NOI/d-0451 (if applicable) required.

#4 1518 SAVANNAH HIGHWAY**SITE PLAN**

Project Classification: SITE PLAN
Address: 1518 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3490100026
Acres: 7.78
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

 new BP approval tracking

City Project ID #: 170719-SavannahHwy-1
City Project ID Name: TRC_SP:1518SavannahHwyParkingLot

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: HENDRICK AUTOMOTIVE GROUP
Applicant: EMH&T
Contact: GREG EMERY

704-353-9952
gemery@emht.com

Misc notes: Construction plans to demolish an existing building and convert the site to a parking lot.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#5 STONOVIEW, PHASE 4 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3450000073 & 163
Acres: 89.7
Lots (for subdiv): 171
Units (multi-fam./Concept Plans):
Zoning: PUD (STONOVIEW)

 new BP approval tracking

City Project ID #: 170505-RiverRd-1
City Project ID Name: TRC_RC:StonoviewPhase4[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC

Owner: LENNAR CAROLINAS, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: DAVID STEVENS

843-849-8945
dstevens@civilsiteenv.com

Misc notes: Road construction plans for phase 4 of the Stonoview subdivision.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#6 GO STORE IT JOHNS ISLAND**SITE PLAN**

Project Classification: SITE PLAN
Address: 3269 & 3289 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 2790000202, 203, 204
Acres: 5.58
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD (LDL PROPERTIES)

 new BP approval tracking

City Project ID #: 170411-MaybankHwy-1
City Project ID Name: TRC_SP:GoStoreItJohnsIsland

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: WHITE POINT PARTNERS
Applicant: EARTHSOURCE ENGINEERING
Contact: GILES BRANCH

843-881-0525
admin@earthsourceeng.com

Misc notes: Construction plans for climate controlled storage facility and associated improvements.

RESULTS: Revise and resubmit to TRC.

#7 HARLESTON GATES**SITE PLAN**

Project Classification: SITE PLAN
Address: 31 SMITH STREET
Location: PENINSULA
TMS#: 4570304037
Acres: 0.45
Lots (for subdiv):
Units (multi-fam./Concept Plans): 8
Zoning: DR-1F

 new BP approval tracking

City Project ID #: 170126-SmithSt-1
City Project ID Name: TRC_SP:WentworthHouse

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR

Owner: BENNETT HOFFORD DEVELOPMENT CO., LLC
Applicant: HLA, INC
Contact: ANDREW TODD-BURKE

843-763-1166
atoddburke@gmail.com

Misc notes: Construction plans for an 8-unit residential development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.